034.0	0003	0026.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	490,000 / 490,000
					USE VALUE:	490,000 / 490,000
					ASSESSED:	490,000 / 490,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
109		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROBERTS J KENNETH--ETAL
Owner 2:	ROBERTS CAROLA VE
Owner 3:	
Street 1:	109 SUNNYSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,088 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Aluminum Exterior and 1001 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3088.000	161,900		328,100	490,000
Total Card	0.071	161,900		328,100	490,000
Total Parcel	0.071	161,900		328,100	490,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 489.51 | /Parcel: 489.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 23593
GIS Ref
GIS Ref
Insp Date 12/07/18

!2798!

PREVIOUS ASSESSMENT

Parcel ID 034.0-0003-0026.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	162,000	0	3,088.	328,100	490,100	490,100	Year End Roll	12/18/2019
2019	101	FV	129,100	0	3,088.	297,300	426,400	426,400	Year End Roll	1/3/2019
2018	101	FV	129,100	0	3,088.	282,000	411,100	411,100	Year End Roll	12/20/2017
2017	101	FV	129,100	0	3,088.	246,100	375,200	375,200	Year End Roll	1/3/2017
2016	101	FV	129,100	0	3,088.	210,200	339,300	339,300	Year End	1/4/2016
2015	101	FV	102,600	0	3,088.	194,800	297,400	297,400	Year End Roll	12/11/2014
2014	101	FV	102,600	0	3,088.	161,500	264,100	264,100	Year End Roll	12/16/2013
2013	101	FV	102,600	0	3,088.	153,800	256,400	256,400		12/13/2012

PRINT

Date	Time
12/10/20	18:09:04

LAST REV

Date	Time
05/14/19	14:13:55

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2798

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15817-158		10/1/1984		78,900	No	No		Y

USER DEFINED

Prior Id # 1:	23593
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/6/2003	333	Wood Dec	5,050					

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	MEAS&NOTICE	CC	Chris C
1/14/2009	Meas/Inspect	294	PATRIOT
3/15/2000	Inspected	276	PATRIOT
2/23/2000	Measured	263	PATRIOT
8/11/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3088		Sq. Ft.	Site		0	64.	1.66	3									328,089						328,100	

Total AC/HA: 0.07089 | Total SF/SM: 3088 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 328,089 | Spl Credit | Total: 328,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	26 - Wood	5	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall	25	% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.92999452
Adj $ / SQ:	125.549
Other Features:	71000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	219972
Depreciation:	58073
Depreciated Total:	161899

COMMENTS

COMMON WALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

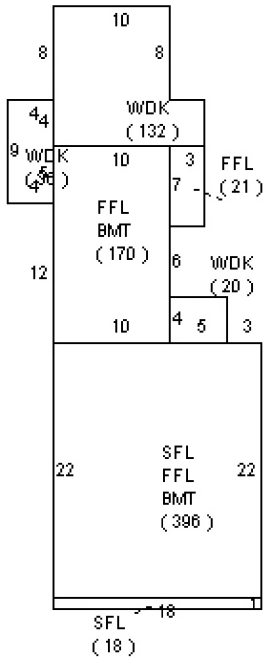
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	125.55
Special Features:	0	Val/Su Net:	92.25
Final Total:	161900	Val/Su SzAd	161.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	587	125.550	73,697
BMT	Basement	566	37.660	21,318
SFL	Second Floor	414	125.550	51,977
WDK	Deck	188	10.530	1,979

Net Sketched Area:	1,755			Total:	148,971
Size Ad	1001	Gross Are	1755	FinArea	1001

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

034.0-0003-0026.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	